



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

ECONOMIC DEVELOPMENT COMMISSION

November 8, 2016

Members Present:

Jake Sappenfield	President
Josh DeArmitt	Vice-President
Ken Austin	Secretary
John Ditmars	Member
Lee Hodgen	Member

Others Present:

Rob H. Schafstall	Legal Counsel
Krista Linke	Director of Community Development
Julie Spate	Recording Secretary

Call to Order:

Jake Sappenfield called the meeting to order at 8:00 a.m.

Approval of Minutes

Lee Hodgen moved to approve the October 11th minutes. Josh DeArmitt seconded. The motion carried.

Old Business

Economic Development Fees

Mayor Joe McGuinness reviewed the history of co-working discussions over the past year. The Franklin concept is modeled significantly after the Lafayette co-working space called The Matchbox. The Franklin Development Corporation (FDC) would essentially be the owner of the space. Economic development fees would be a significant contribution to the projected costs of this project. It is the desire that businesses would graduate from this space. Mr. Sappenfield asked if there is a location in mind. Mayor McGuinness said no. It is desired to be as close to the courthouse square as possible. Mr. Hodgen asked what the minimum amount of space would be, the mayor proposing a minimum of 2,800-3,200 square feet. John Ditmars asked for preliminary costs and budget. Mayor McGuinness explained that is yet to be determined, but a key factor is if it is already a building owned by the city and in addition would be renovation costs. One full-time employee is needed for operations, marketing and programming. The Matchbox even offers rehearsal dinner and baby shower space availability. The mayor cited main expenses as building acquisition if needed, remodel, operating manager and utilities. The mayor also maintains the existence of sponsorship opportunities. Mr. Ditmars followed up with asking how the co-working space came about for Franklin. Mayor McGuinness cited discussions with a number of individuals about a desire for this kind of space. He also explained the state's Launch Indiana co-working passport program that as a member traveling the state they can have access to 30-32 co-working spaces statewide. Mr. DeArmitt asked about the timeframe for getting it up and running. The mayor highlighted the need to rely heavily on RDC. The target date for ribbon cutting is August 2017. Mr. Ditmars asked if this is perpetual or a one-time allocation. The mayor was not able to answer that question at this time. Krista Linke highlighted the legal work that needs to be done to prepare for this as well. Mr. Ditmars asked the amount of money being considered, and Ms. Linke answered with \$26,000.

Mr. Hodgen asked for any locations under consideration. Mayor McGuinness cited The Garment Factory, the Double Cola building, Mike Jarvis's building next to KORN Country which has since sold, old City Hall and the building next to Mutual Bank. Parking is a key consideration. Mr. Sappenfield is in support.

Ken Austin made a motion for EDC fees to go to this project. Mr. Hodgen seconded. The motion passed.

Mr. Schafstall asked for the process of the money to be distributed. Mr. Sappenfield asked whether it would eventually be a 501(c)(3). Mayor McGuinness said it could be or it could operate under another 501(c)(3) entity. Ms. Linke said the county continues to ask when and how to disburse the funds. Mr. Ditmars asked if the FDC could receive the funds and hold under a designated account. Mayor McGuinness felt this to be a possibility.

New Business:

EDC 2016-07 Faulkenberg Printing – Waiver of Non-Compliance

Ms. Linke explained the forms required once an abatement is granted and the county's lack of specific explanation about this to the companies. Faulkenberg Printing has now submitted their first year's paperwork and has been found in compliance. A resolution to grant a waiver of non-compliance is needed to present to City Council. If the waiver is granted, they must pay the taxes and will then be reimbursed on their next tax bill.

Mr. Austin made a motion for the waiver. Mr. Ditmars seconded. The motion passed. Mayor McGuinness spoke in support of Faulkenberg Printing.

Other Business:

Ms. Linke announced that today is Mr. Schafstall's 50th birthday.

Adjournment:

There being no further business, a motion for adjournment was made, seconded and passed.

Respectfully submitted this 13th day of December, 2016.

Jake Sappenfield, President

Ken Austin, Secretary